


Westchester Park Center

3 Westchester Park Drive

White Plains, NY 10604

(Convenient to I-287, I-684, Hutchinson River Parkway and Merritt Parkway)

Market:	Westchester County - Westchester East	County:	Westchester
	Property Type:	Office/Office Building	
	Property Status:	Existing	
	Occupancy Type:	Multi-Tenant	
	Year Built:	1982	
	Floors:	5	
	Size:	175,000 sf	
	Available Rate:	81.96%	
	Class:	B	
	Owner:	LNR Partners, Inc.	
	For Sale:	No	
Parking:	3.5 per 1,000		

Amenities: Health Club Facility - at 4 Westchester Park Drive.
Cafeteria - Brand new state of the art.

Space/Area

Floor	RSF	Rent	Rent Type	Dir/Sub	Sublessor	Possession	Term
Entire 4	33,511	\$25.00	Gross & TE	Direct		Immediate	
Entire 3	33,514	\$25.00	Gross & TE	Direct		Immediate	
Entire 2	33,433	\$25.00	Gross & TE	Direct		Immediate	
Entire 1	32,754	\$25.00	Gross & TE	Direct		Immediate	
Partial Lobby	10,216	\$25.00	Gross & TE	Direct		Immediate	

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Leasing Agency:

CBRE

201 Tresser Boulevard

Stamford, CT 06901

203-329-7900

William V. Cuddy, Jr. 203-325-5380

Owner:

LNR Partners, Inc.

1601 Washington Avenue

Miami Beach, FL 33139

305-695-5600

Management Agency:

Heritage Realty Services, LLC

67 Irving Place, 4th Floor

New York, NY 10003

212-674-2556

Peter Zimmar 212-674-2556